

November 7, 2007

MINUTES

OFFICIALS PRESENT:

Deborah Love D'Elia, Chairman
George M. Thorpe, Vice Chairman
Garry Paul, Supervisor
Hugh A. Donaghue, Township Solicitor
Joseph Mastronardo, Township Engineer
Richard J. Jensen, Building Inspector/CEO
Maryann D. Furlong, Secretary/Treasurer

CALL TO ORDER

Chairman Deborah Love D'Elia called the meeting to order at 7:33 PM. The pledge of allegiance was recited. Mr. Thorpe pointed out emergency exits.

STATE POLICE REPORT

Trooper Kraus and Trooper Klein, Pennsylvania State Police Media Barracks, presented the October report. There were 114 incidents, including 14 motor vehicle accidents. The officers reported a major problem with thefts from motor vehicles, particularly in the Painters Crossroads Shopping Center. They suggested keeping cars locked and valuables out of site. The village area Wawa was robbed on Tuesday, October 16th. Suspects have been arrested.

Tim Savant, Creek Road, voiced his opinion that it might be time for Chadds Ford Township to have its own police force. After discussion Chairman Love D'Elia asked the officers to put additional patrols on the Creek Road area during weekends. Mr. Savant gave the State Police permission to park on his property.

Debbie Reardon, Tally Ho Drive, asked for further patrolling at the intersection of Ridge and Heyburn Roads.

APPROVAL OF MINUTES – OCTOBER 3, 2007

Upon motion and second (Thorpe, Love D'Elia), Mrs. Love D'Elia and Mr. Thorpe approved Board minutes of October 3, 2007, draft dated 10.10.07.

SUPERVISORS REPORT

The three Supervisors had met tonight prior to the Board meeting to discuss personnel matters.

A 2008 budget workshop was held on Wednesday, October 31st.

TREASURER'S REPORT

Mrs. Furlong reported the following figures as of October, 2007:

Total deposits to General Fund	\$	116,451.67
Total disbursements General Fund	\$	92,866.69
Late disbursement additions	\$	13,953.78
Cash Accounts Balances	\$	2,169,674.15
Escrow Account Disbursements		

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (Paul, Thorpe), the Supervisors approved the Treasurer's Report for October, 2007 and authorized payment of bills in the amount of \$106,820.47.

FIRE MARSHALL REPORT

No report was available.

ROADMASTER'S REPORT/EMERGENCY PREPAREDNESS

Joe Barakat, Roadmaster, presented a report for the month of October, 2007 (copy follows).

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Mr. Jensen submitted a written report and accompanying checks for the month of October. He will investigate a noise complaint from Summit Drive residents regarding a trash truck.

TOWNSHIP ENGINEER REPORT

Joseph Mastronardo, Township Engineer, reviewed activities during October, 2007 (report follows). J.T. Seeley and Company is the low bidder for the grinder pump pre-purchase bid.

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Mr. Mastronardo recommended final payment to A.F. Damon for completion of the 2007 Road Program and two escrow releases as follows.

MOTION TO APPROVE PAYMENT #2/FINAL FOR 2007 ROAD PROGRAM

Upon motion and second (Thorpe, Paul), the Supervisors approved payment #2/final to A.F. Damon in the amount of \$5,078.48 for the 2007 Road Program.

MOTION TO APPROVE ESCROW RELEASE #2 FISHER CARPET - IMPROVEMENT SECURITY ESCROW

Upon motion and second (Thorpe, Paul), the Supervisors approved a \$193,378.25 reduction in the Improvement Security escrow letter of credit for the Fisher Carpet project.

MOTION TO APPROVE ESCROW RELEASE #2/FINAL SAUNDERS ESTATE/DESIGNED REALTY - IMPROVEMENT SECURITY ESCROW

Upon motion and second (Thorpe, Paul), the Supervisors approved final release of the Improvement Security escrow for the Saunders Estate/Designed Realty project in the amount of \$14,732.93 plus accrued interest.

PLANNING COMMISSION

Mr. Taylor, Planning Commission Chairman, reviewed minutes from the meeting of Wednesday, October 10, 2007.

Chairman Love D'Elia asked Mr. Mastronardo to contact the Brandywine Summit applicant regarding a proposal to include walkways to connect adjacent properties to the site as was done with Keystone Plaza and Olde Ridge Shopping Center.

ZONING HEARING BOARD

Mr. Wandersee reported on the October 17, 2007 meeting (report follows). Mr. Donaghue will be present on November 15th to oppose the Sunoco sign application.

HARB

The HARB Board met but there were no applications. HARB members would like to design an informational brochure for owners of properties in the historic overlay district. Mr. Jensen asked the Supervisors to budget funds for this purpose. Mr. Paul indicated that there is money in both the 2007 and 2008 budgets for the expense.

SEWER AUTHORITY

Mr. Klaver presented the monthly report for the Sewer Authority (copy follows).

Mr. Thorpe questioned the life of a grinder pump. Mr. Jensen projected a life expectancy of ten to fifteen years, depending on usage. Mr. Klaver recommended purchase of an extended warranty.

OPEN SPACE COMMITTEE

Debbie Reardon, Chair, presented a report for October 18th (copy follows).

Chairman Love D'Elia asked about the time frame for implementation of the Open Space Plan. Mr. Paul thanked the Committee for its work in achieving this tremendous accomplishment. After discussion, the Supervisors asked the Township Solicitor to draft a proposed green fee for adoption to support recreational uses. Mr. Donaghue will also draft a proposed resolution for adoption of the Open Space Plan in December.

PUBLIC COMMENT

Mrs. Love D'Elia introduced Carrie Freeman, Executive Director of the Southern Chester County United Way. Ms. Freeman thanked the Supervisors for allowing signs to be posted for a thirty day period advertising the recent fund drive. The United Way gives away 1.2 million dollars to support basic human needs in the area. Programs are available for children, victims of domestic abuse, senior citizens, families, adult literacy, among others.

Debbie Reardon, Tally Ho Drive, thanked Laura Kot, Maryann Furlong and Deborah Love D'Elia for helping with the recent Township Recycling Day despite inclement weather.

Ron Coates, Painters Crossing, suggested the Supervisors consider hiring either a Township Manager or an additional two Supervisors to help ease the workload.

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RELEASE OF CHADDS FORD PLAZA IMPROVEMENT SECURITIES - BRARC

Mr. Mastronardo explained a proposed Termination and Release Agreement for the Chadds Ford Plaza property and Brandywine Drive. It was agreed that the applicant will post a \$10,000 maintenance escrow for the retaining wall for one year period. Mr. Donaghue will revise the agreement to include same.

MOTION TO APPROVE TERMINATION and RELEASE AGREEMENT

Upon motion and second (Paul, Love D'Elia), the Supervisors authorized execution of a Termination and Release Agreement between BRARC Limited, the Henderson Chadds Ford Associates and the Township for the Chadds Ford Plaza property.

Mr. Mastronardo also recommended final payment to Penn Power Systems for the Municipal Building's backup generator.

MOTION TO APPROVE FINAL PAYMENT TO PENN POWER SYSTEMS

Upon motion and second (Paul, Thorpe), the Board of Supervisors authorized final payment to Penn Power Systems in the amount of \$8265.00.

Mrs. Love D'Elia announced the Township will be entering into an agreement with MervesAmon&Barsz for the Township and Tax Collector annual audits.

DARLEY 100TH BIRTHDAY RESOLUTION

Mrs. Love D'Elia attended a 100th birthday party for David James Darley, Ring Road. Resolution 2007-22 was presented to Mr. Darley to commemorate the occasion.

NEW BUSINESS

PROPOSED 2008 TOWNSHIP BUDGET

Mr. Paul reviewed the proposed 2008 budget of \$1,294,484.00. Six percent tax increase is proposed to provide funding for an Emergency Preparedness Plan, possible litigation in 2008 and an anticipated decrease in the real estate transfer tax. Increased milage will be split between the General and Capital Improvement funds. Milage is projected at .729, plus .095 for those residents living in fire hydrant zones. This amounts to a .042 mil increase.

MOTION TO AUTHORIZE ADVERTISEMENT OF 2008 PROPOSED BUDGET

Upon motion and second (Paul, Thorpe), the Supervisors authorized the Township Secretary to advertise the budget and have copies available for public review for a period of not less than twenty (20) days. The budget will also be posted on the website.

ESCROW RELEASES

Upon motion and second (Thorpe, Paul), the Supervisors approved release of the following escrows, contingent upon payment of all outstanding expenses:

APPLICANT/TWP AMOUNT	ESCROW TYPE	ESCROW AMOUNT	CHECK
Paul F. McLaughin \$2,000.00	Developer's Agreement	\$2,000.00	

L. Fisher, LLC	Land Development Application	\$4,000.00	
\$4,000.00			
Designed Realty	Improvement Security Escrow	\$14,732.93	
\$18,096.86			
Carlton Pools/Porth	Grading Escrow	\$800.00	\$800.00

There being no further business, the meeting was adjourned at 8:56 PM.

Respectfully submitted,

MARYANN D. FURLONG,
Township Secretary